

# Preliminary Assessment Report

## Project 3025381, 5700 34TH AVE NW

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**Assessment Completed:** 8/12/2016

**Project Description:** Lot Boundary Adjustment between existing lots. Proposed parcels sizes: A 4,891.9, B 7,899.3

**Primary Applicant:** [Dave Biddle](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

#### SDCI Drainage Requirements

Matthew Bateman, (206) 615-1229, [Matthew.Bateman@Seattle.gov](mailto:Matthew.Bateman@Seattle.gov)

#### SDCI Land Use Requirements

Nikole Coleman, (206) 684-5043, [Nikole.Coleman@seattle.gov](mailto:Nikole.Coleman@seattle.gov)

#### SDCI Preapplication Site Visit Requirements

Shomari Anderson, (206) 727-8779, [Shomari.Anderson@seattle.gov](mailto:Shomari.Anderson@seattle.gov)

#### Seattle City Light Requirements

Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

#### Seattle Department of Transportation Requirements

Emily Ehlers, (206) 684-8264, [Emily.Ehlers@seattle.gov](mailto:Emily.Ehlers@seattle.gov)

#### Seattle Public Utilities Requirements

Jebessa Dara, [Jebessa.Dara@seattle.gov](mailto:Jebessa.Dara@seattle.gov)

### Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

### **SDCI Drainage Requirements**

The following requirements are based on the current stormwater and side sewer codes.

**\*\*The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.\*\***

#### **Existing Public Drainage Infrastructure**

Sanitary sewer main location: **NW 57th St (east of project frontage)**

Sanitary sewer main size: **8"**

Combined sewer main location: **Crossing 34th Ave NW near NW corner of existing parcel / NW 57th St (west of project frontage)**

Combined sewer main size: **8" / 8"**

#### **Drainage**

The storm drainage point of discharge (SMC 22.805.020) is located at: **Combined Sewer** See "Other Requirements" below.

#### **Wastewater**

The wastewater point of discharge (SMC 21.16.070.B) is located at **Public Combined Sewer (See "Other Requirements" below.)**.

#### **Permanent and Temporary Dewatering**

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following: **Combined system**.

#### **Side Sewer**

Other side sewer issues: See "Other Requirements" below

The existing side sewer for a new or converted building or dwelling unit may be reused pursuant to SMC 21.16.240.

If there is an increase of dwelling units or buildings the [Side Sewer Evaluation and Certification Form](#) must be completed by a licensed engineer.

#### **Other Requirements**

- The proposed Parcel A does not have access to Public Sanitary Sewer or Drainage Mainlines in the proposed frontage. There are no City records indicating the location of the existing side sewer. If the existing side sewer serving the existing house is connected to the Public Combined Sewer that crosses 34th Ave NW and the side sewer is at least 6" in diameter, Parcel A could be served through an easement that crosses proposed Parcel B and allows a connection to the existing side sewer. If this is not feasible or desired, then the Public Combined Main in NW 57th St must be extended across the full frontage of proposed Parcel A. The Lot Boundary Adjustment (LBA) plans must verify the location of the existing side sewer, show it on the plans, and include an easement required to serve the proposed Parcel A with the existing side sewer, or the LBA plans must indicate that a Combined Mainline Extension will be required for proposed Parcel A.

### **SDCI Land Use Code Requirements**

## Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowimanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

### 34TH AVE NW

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

### NW 57TH ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

## Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

See notes below.

## ECA Mapping Unit and Type

Non-ECA

## Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

## Existing ROW Conditions

### 34TH AVE NW

Street conditions:

Concrete paving

Visible pavement width is: 24 LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5 in inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. 10 LF

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

### NW 57TH ST

Street conditions:

Concrete paving

Visible pavement width is: 24 LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5 in inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. 10 LF

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

### **Tree Protection**

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

- 1) **all** trees on the site,
- 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and
- 3) **all** trees located in the adjacent ROW.

Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

### **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 21-2015, Volume 2](#)).

**Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

### **Inspectors Notes**

Approximately a 4ft retaining wall wraps around the NW side of property, which trends to South and SW.

## **Seattle City Light Requirements**

### **Street/Alley Requirements**

#### **NW 57TH ST**

Relocate existing electric service wire, equipment, and/or meter at project's expense.

Other requirements: If the existing SFR is to remain, the electrical service will require relocation so that it does not cross proposed parcel A. Relocation will be a condition of approval for this application. Relocation is at the owner/applicant's expense. For information, advice and costs to relocate the existing electrical service, please contact your Electrical Service Representative.

### **Easements**

SCL power easement may be required. Property survey may be required at project's expense.

Other requirements: It is highly recommended that the project contact the City Light Electrical Service Representative to discuss City Light's requirements for electrical service connection and to confirm a viable easement location and dimension. The Electrical Service Representative for the area is: Brandon Crandall, 206-684-4275, or [brandon.crandall@seattle.gov](mailto:brandon.crandall@seattle.gov). It may be possible provide electrical service from 34th Ave NW to proposed parcel B.

## **Notes to Applicant**

For future property development, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. An Application for Electrical Service must be submitted to Seattle City Light. Your Electrical Service Representative is: Brandon Crandall, 206-684-4275, [brandon.crandall@seattle.gov](mailto:brandon.crandall@seattle.gov). Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## **SDOT Requirements**

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

### **SDOT Permitting Information**

Initial Review Deposit: To be determined

SDOT Plan Requirements: Plan

SDOT Permit Requirements: Group 1:Over-the-Counter. Obtain from SDOT anytime prior to construction in the right of way.

Based on the scope of your project and the proximity to the lot line a SIP may be triggered by the extent of construction impacts to existing street, sidewalk or alley improvements. If more than 2,000 sf of impervious surface in the right of way will be replaced a SIP will be required.

## **SPU Requirements**

Based on the information provided at this time, it appears that no street improvements are required. Be advised that it is the applicant's responsibility to seek guidance from SPU should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SPU at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

[http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos\\_004542.pdf](http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf). For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, [Liz.Kain@seattle.gov](mailto:Liz.Kain@seattle.gov).

## **Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to SDCI Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).